

**HASTINGS HERITAGE PRESERVATION COMMISSION**

**Agenda for Meeting of September 17, 2024**  
**Regular business at 7:00 p.m. at City Hall in the Volunteer Room**

**I. Call to Order and Quorum**

**II. Minutes:**

A. August 20, 2024

**III. Certificate of Approval Review**

A. 221 Sibley St – New windows

**IV. OHDS – Original Hastings Design Standards Review**

**V. Business and Information**

**VI. Adjourn**

The next regularly scheduled meeting will be held on October 15, 2024 at Hastings City Hall

# HASTINGS HERITAGE PRESERVATION COMMISSION

## Minutes of the Meeting of July 16, 2024

Held at 7:00 p.m. at City Hall, Volunteer Room

### **I. Call to Order and Quorum** Smith, McCoy, Peterson, Bremer, Simacek, and Toppin

Absent: Borchardt, Youngren, and Alitz Edell.

Staff: Fortney

### **II. Add items to the agenda**

A. 212 2nd Street E - Painting, and brick replacement.

B. 207 2nd Street W - Century Home Plaque Request

**Motion by Commissioner Peterson to add the items to the agenda, seconded by Commissioner McCoy. Approved 6-0**

### **III. Minutes:**

A. **July 16, 2024** Approved by Chair Toppin

### **IV. Certificate of Approval Review**

A. 306 2nd St West - Landscaping Project

Fortney presented the staff report. Chair Toppin asked the applicant questions about the location of the proposed improvements and future phases. John Stebbings, applicant explained the improvements are limited to the NE corner of the yard and they will not be higher than the highest ground level. He added that a greenhouse and garage would be future phases that he will bring forward later. He said the landscaping is necessary immediately due to erosion. Fortney cautioned the applicant to not plant any vegetation that might impact visibility near the alley intersection. Stebbings said he would not.

**Motion by Commissioner Bremer to approve the request as proposed, seconded by Commissioner McCoy. Approved 6-0**

B. 212 2<sup>nd</sup> Street E – Brick repair

Fortney presented the staff report and said the upper parapet wall has deteriorated and the work involves replacement of at least two bricks deep into the wall. He added that only previously painted masonry can be painted without HPC approval. The replaced bricks would technically require this approval. Commissioner Simacek asked if the commission needed to review the proposed roofing work. Fortney said there is no actual roofing work proposed. There is only a note in the mason's contract stating any issues relating to roofing would require the owner to contract with a roofing contractor for that type of work.

**Motion by Commissioner Simacek to approve the reconstruction and painting as proposed, seconded by Commissioner Peterson. Approved 6-0**

C. 207 2<sup>nd</sup> Street W – Century Home Plaque Application

Fortney presented the staff report with no further discussion.

**Motion by Commissioner McCoy to approve the requested century plaque sale, seconded by Commissioner Peterson. Approved 6-0**

## **V. OHDS – Original Hastings Design Standards Review**

### **VI. Business and Information**

#### **A. Mailing notification discussion.**

The commission provided staff with final direction on the proposed mailing that will go out to owners of designated properties to provided notice of the approval process, appreciation for the care of their historic properties, and financial assistance that is available.

#### **B. Staff updated the Commission on the zoning code update**

#### **C. Upcoming State Preservation Conference opportunity.**

Staff asked if any commissioners were interested in attending the conference in Red Wing, which is mandatory for at least one commissioner or staff from each CLG (Certified Local Government). He added that the expense is reimbursable with state grants. Commissioners Bremer and Peterson showed interest.

### **VII. Adjourn**

**Motion by Commissioner Borchardt to adjourn at 7:51 pm, seconded by Commissioner Youngren. Approved 6-0**

Respectfully Submitted - Justin Fortney

**221 Sibley Street.** Levi Hafstad, Hafstad Real Estate LLC– Replace windows  
Ca. 1881, East 2<sup>nd</sup> Street Historic District, National Register

**Background:**

The applicant received approval from the HPC in November and December 2023 for the replacement of three third story windows with storm windows (2 on the side and 1 in the rear), two basement egress windows, and one main floor historic window (far right, 2 over 2 divider required (not yet installed)).

**Request:**

The applicant is proposing to replace two rear second story windows that are not original and three rear historic wood windows that are 2 over 2 design (but with major modifications to two of them). The proposed replacement windows are the same as last year, which are custom double hung wood sash windows painted bronze with matching combination storm windows.

**Ordinance, Guidelines**

**Design Guidelines** (Page 21) 4: Windows

- 1. Maintain and Conserve** Wherever feasible, historic windows and sash should be repaired rather than replaced, especially on principal elevations.
- 3. New Sash: Glazing** The size and number of panes of glass in each sash should not be altered. New sash, if installed, should duplicate the existing or other appropriate historic models. Artificial muntins or grids should at the least be located on the exterior of the window and match the original window design. Crank-out units should not replace double-hung sash.
- 5. Storm Windows** Repair or replicate historic wood storms wherever possible. Storm windows should not have vertical or horizontal divisions that conflict with the divisions of the historic sash and should be flush with existing trim. If combination metal storms must be installed, they should have a baked enamel factory finish.

**Staff Findings**

The second story windows are not historic and the HPC has acknowledged the appropriateness of replacing these windows with the proposed windows and storms.

Repairing the window per the Design Guidelines is preferable. However, the center window is in poor condition and the left and right windows have been altered significantly. Replacement with a historically fitting replacement may be appropriate. They should include a 2 over 2 simulated divider like was conditioned on the previous historic replacement approved last year.



Pre 1985 photo







Approved and replaced, still needs center divider

